6/13/2024 3:46:52 PM Autodesk Docs://2314_455 1st Ave/2314_A+455 1st Ave_ ULURP.rvt

# 455 FIRST AVENUE

## INNOVATION EAST LIFE SCIENCES

| SPECIAL PERMIT DRAWINGS | |
|---|---|
| **Sheet Number** | **Sheet Name** |
| Z-000.00 | COVER SHEET |
| Z-001.00 | SURVEY |
| Z-002.00 | ZONING ANALYSIS |
| Z-003.00 | ZONING LOT SITE PLAN |
| Z-004.00 | ILLUSTRATIVE GROUND FLOOR PLAN |
| Z-005.00 | WAIVER PLAN |
| Z-006.00 | WAIVER SECTIONS N/S 1 |
| Z-007.00 | WAIVER SECTIONS N/S 2 |
| Z-008.00 | WAIVER SECTIONS N/S 3 |
| Z-009.00 | WAIVER SECTIONS E/W 1 |
| Z-010.00 | WAIVER SECTIONS E/W 2 |
| Z-011.00 | ILLUSTRATIVE ELEVATIONS |
| Z-012.00 | ILLUSTRATIVE ELEVATIONS |
| Z-013.00 | NEIGHBORHOOD ELEVATIONS |
| Z-014.00 | NEIGHBORHOOD ELEVATIONS |
| Z-015.00 | NEIGHBORHOOD ELEVATIONS |
| Z-016.00 | NEIGHBORHOOD ELEVATIONS |

**455 First Avenue**
Innovation East
Life Sciences

**Special Permit Drawings**
NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal




Key Plan

| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

Date: 5/2/2024
Project Number: 2314
Scale:

Sheet Title
COVER SHEET

Sheet No.
Z-000.00

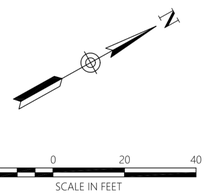
Copyright © 2023 Ennead Architects, LLP

\\vhb.com\gbl\proj\NewYorkCity\22204.00 Taconic 455 First Ave\cad\sr\planset\22204-00-BNDY2.dwg

6/13/2024 3:46:52 PM Autodesk Docs://2314_455 1st Ave/2314_A-455 1st Ave_ ULURP.rvt

Saved Wednesday, April 24, 2024 10:38:41 PM JASONLARSON Plotted Wednesday, April 24, 2024 10:39:29 PM Jason Larson

Copyright © 2023 Kramer Associates, LLP




## Survey Notes

1. The property lines shown on this plan were compiled from data collected during a field survey performed on 06/01/2023 and record information.
2. The existing conditions shown on this plan were developed from an on-the-ground survey performed by VHB during may 2023.
3. This survey was prepared without the benefit of a current title commitment. accordingly, all encumbrances may not be shown.
4. Horizontal and Vertical Locations and Bearings are based on GNSS observations tied to the NYSNET RTN Network in the NAD83, NY State Plane Coordinate System, Long Island Zone (3104), and the NAVD88 vertical datum, using US Survey Feet units.
5. The locations of underground utilities shown on this plan were mapped per American Society of Civil Engineers (ASCE) Standard 38-22, Quality Level(s) 'B' as specified in the contract between 'the client' and VHB. please note that while best practices were followed, not all utilities may be shown and the accuracy of utility locations cannot be guaranteed.
6. The lot lies entirely within Zone X (unshaded) (areas to be outside the 0.2% annual chance floodplain) as shown on the Flood Insurance Rate Map for City of New York, New York County, Map Number 3604970201F, Effective Date 09/05/2007.
7. The tree symbol outline shown on this plan does not represent the actual tree canopy.

## Record Documents

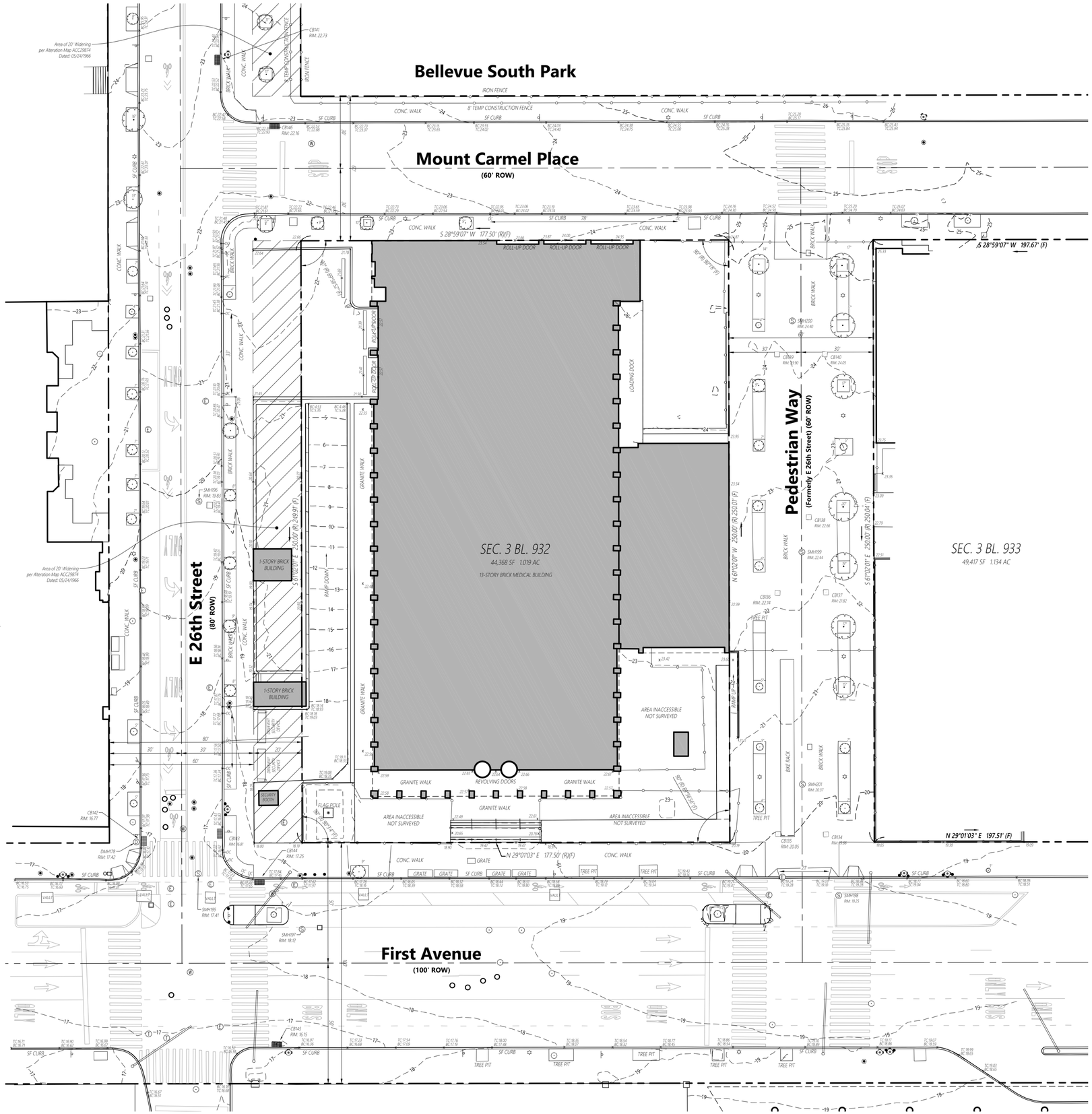
1. Final Section Map Number 44, filed in the President of the Borough of Manhattan Topographic Bureau, dated 12/21/2015.
2. NYC Alteration Map ACC 29874, dated 05/24/1966
3. NYC Alteration Map ACC 299956, dated 01/08/1969.
4. Preliminary Certificate and Report of Title prepared by Commonwealth Land Title Insurance Company, Title Number 300908NYM.
5. New York City Tax Map.

## Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HAND HOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- BOLLARD
- BOLLARD w/LIGHT
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- FLOOD LIGHT
- PEDESTRIAN SIGNAL
- MAST ARM
- FLASHING SIGNAL
- WELL
- MARSH
- F.F.E.=45.27' FINISHED FLOOR ELEVATION
- BOTTOM OF DROP CURB CUT
- EOP — EDGE OF PAVEMENT
- CC — CONCRETE CURB
- VGC — VERTICAL GRANITE CURB
- SGE — SLOPED GRANITE EDGE
- BB — BITUMINOUS BERM
- IRON FENCE
- GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OHW — OVERHEAD WIRE
- E — UNDERGROUND ELECTRIC
- T — TELEPHONE LINE
- G — GAS LINE
- W — WATER LINE
- STONE WALL
- TREE LINE
- CENTERLINE OF RIGHT OF WAY
- PROPERTY BOUNDARY LINES

## Abbreviations

**ASPH - ASPHALT**
**BLD - BUILDING**
**CC - CONCRETE CURB**
**CONC - CONCRETE**
**BOT - BOTTOM**
**CSW - CONCRETE SIDEWALK**
**NPV - NO PIPE VISIBLE**
**NPK - NO PARKING**
**NSC - NATURAL STONE CURB**
**PED - PEDESTRIAN**
**PPK - POLICE PARKING**
**SFC - STEEL FACED CURB**
**STP - STOP**
**VLT - VAULT**
**DT - DUCTILE**
**CLF - CHAIN LINK FENCE**
**FOD - FULL OF DEBRIS**
**(F) - FIELD DATA**
**(R) - RECORD DATA**
**TYP - TYPICAL**
**FLN - FIRE LANE**




vhb.com

Engineering, Surveying, Landscape Architecture, and Geology, PC
100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3461

# 455 First Street

New York, NY

| No. | Revision | Date | Appvd. |
|---|---|---|---|
| | | | |

Designed by LR — Checked by JML

Issued for — Date 06/02/2023

Drawing Title
**Boundary & Topographic Survey**

Drawing Number
**Sv-1**

Sheet 1 of 1

STATE OF NEW YORK · JASON MARK LARSON · LICENSED LAND SURVEYOR · 51036

Jason Larson, PLS
NYS #051036

Project Number
22204.00

6/13/2024 3:46:55 PM Autodesk Docs://2314_455 1st Ave/2314_A-455 1st Ave _ ULURP.rvt

# ZONING CALCULATIONS

| ZR-Sec | ITEM | PERMITTED / REQUIRED | PROPOSED | COMPLIANCE |
|---|---|---|---|---|
| 32-171 | **USE GROUPS**<br>Permitted Uses | Use Groups I - IX | Use Group VI - Retail and Services<br>Use Group VII - Offices and Laboratories | **Complies**<br>**Complies** |
| 32-30 | **STREETSCAPE REGULATIONS**<br>**Tier B Frontages (1st Avenue, E. 26th Street, E. 27 Street)**<br>Ground Floor Use Restrictions | Within the minimum qualifying depth, dwelling units, Use Group III(A), Use Group IV (except Public Service Buildings, and Renewable Energy and Green Infrastructure), and Use Group V guest rooms shall not be permitted.<br>Uses listed under Use Group VII shall be limited in size to 5,000 square feet per establishment.<br>The maximum street wall width of ancillary residential uses or lobbies accessing uses not permitted on the ground floor level shall be limited to 50 percent of the ground floor level street frontages, or 50 feet whichever is greater.<br>With exceptions, off-street parking spaces or loading berths, shall not be permitted. | No prohibited uses.<br>Use Group VII less than 5,000 SF on each of 1st Avenue, E. 26th Street, and E. 27th Street.<br>Lobbies limited to 50% of the street frontage on 1st Avenue (88.75 feet) and E. 26th Street (125 feet)<br>No parking spaces or loading berths. | **Complies** |
| | Transparency | Transparent materials shall occupy at least 50% of the surface area of the ground floor level street wall between a height of 2' and 12' | Transparent materials will occupy at least 50% of the surface area of the ground floor level street wall | |
| | **Alternate Tier B Frontages (Mt. Carmel Place)**<br>Parking Wrap<br>Blank Walls | Parking wrap required.<br>At least 70% of surface area of blank walls shall be mitigated with wall treatment. | No parking.<br>At least 70% of blank walls will be mitigated with wall treatment. | **Complies** |
| | **Curb Cut Restrictions** | For zoning lots with frontage along a Tier B street frontage subject to the standard provisions and frontage along a Tier B street frontage subject to the alternative provisions, no curb cut shall be permitted along the frontage subject to the standard provisions. | Curb cuts located on Alternate Tier B frontage (Mt. Carmel Place) | **Complies** |
| 33-122 | **FLOOR AREA**<br>Floor Area Ratio for Commercial Use<br>Zoning Floor Area | Commercial FAR = 10.0<br>44,368 sf (Lot Area) x 10.0 =<br>443,680 sf | Commercial FAR = 10.0<br>44,368 sf (Lot Area) x 10.0 =<br>443,680 sf | **Complies** |
| 33-432 | **HEIGHT AND SETBACK**<br>**Wide Streets (1st Avenue, E. 26th Street) and at Narrow Streets within 100' of Wide Street**<br>Maximum Height of Front Wall<br>Initial Set-Back Distance<br>Sky Exposure Plane | 85' or six stories<br>15'<br>5.6 to 1 | 270' (13 stories + mechanical screen)<br>15'<br>Portions of builidng extend beyond sky exposure plane | **Does Not Comply**<br>Special Permit Requested Pursuant to Section 74-901 |
| | **Narrow Streets (E. 27th Street, Mt. Carmel Place) beyond 100' of Wide Street**<br>Base Height (Minimum to Maximum)<br>Setback above Base Height<br>Maximum Building Height | 85' or six stories<br>20<br>2.7 to 1 | 270' (13 stories + mechanical screen)<br>20'<br>Portions of builidng extend beyond sky exposure plane | **Does Not Comply**<br>Special Permit Requested Pursuant to Section 74-901 |
| 33-28 | **YARDS**<br>Full Block | No Rear Yard or Rear Yard Equivalent required | No Rear Yard or Rear Yard Equivalent provided | **Complies** |
| 13-10 | **ACCESSORY PARKING**<br>Parking for Commercial Uses | None Required | None Provided | **Complies** |
| 36-62 | **LOADING BERTHS**<br>Loading for Use Group VII, LRC-C in C6 Districts<br>Loading for Use Group VI, None Required (< 25,000 SF) | First 100,000 SF — 0 Required<br>Next 200,000 SF — 1 Required<br>Each add'l 300,000 SF — 1 Required<br>443,680 UG7 SF: — 2 Required Loading Berths | Minimum 2, up to 5 Loading Berths provided | **Complies** |
| 36-70 | **ENCLOSED BICYCLE PARKING**<br>Enclosed Parking for Use Group VII | 1 Bicycle space per 7,500 SF Floor Area<br>443,680 SF / 7,500 SF = 60 Spaces Required | 60 Spaces Provided | **Complies** |
| 33-03<br>26-41 | **STREET TREE PLANTING**<br>**First Avenue** | First Avenue Street Frontage: 177.5'<br>Street Trees Required = 177.5' / 25 = 7 Trees<br>Trees may be provided off-site in consultation with DPR<br>Trees Required at First Avenue = 7 Trees | One street tree is required for each 25 ft. of street frontage.<br>4 Trees provided on-site<br>3 Trees to be provided off-site in consultation with DPR<br>7 Trees Provided at First Avenue* | **Complies** |
| | **East 26th Street** | East 26th Street Frontage: 250'<br>Street Trees Required = 250' / 25 = 10 Trees<br>Trees may be provided off-site in consultation with DPR<br>Trees Required at E. 26th Street = 10 Trees | One street tree is required for each 25 ft. of street frontage.<br>8 Trees provided on-site<br>2 Trees to be provided off-site in consultation with DPR<br>10 Trees Provided at E. 26th Street* | **Complies** |
| | **East 27th Street** | East 27th Street Frontage: 250'<br>Street Trees Required = 250' / 25 = 10 Trees<br>Trees may be provided off-site in consultation with DPR<br>Trees Required at E. 27th Street = 10 Trees | One street tree is required for each 25 ft. of street frontage.<br>10 Trees provided on-site<br>0 Trees to be provided off-site in consultation with DPR<br>10 Trees Provided at E. 27th Street* | **Complies** |
| | **Mt. Carmel Place** | Mt. Carmel Place Street Frontage: 177.5'<br>Street Trees Required = 177.5' / 25 = 7 Trees<br>Trees may be provided off-site in consultation with DPR<br>Trees Required at Mt. Carmel Place = 7 Trees | One street tree is required for each 25 ft. of street frontage.<br>4 Trees provided on-site<br>3 Trees to be provided off-site in consultation with DPR<br>7 Trees Provided at Mt. Carmel Place*<br><br>* Number of trees provided on-site, off-site or paid into a fund is subject to change pursuant to ZR Section 26-41 | **Complies** |

Copyright © 2022 Ennead Architects LLP

# SITE DATA

| | | | |
|---|---|---|---|
| Block: | 932 | Street Address: | 455 First Avenue<br>New York, NY 10016 |
| Lot: | 17 | Street Types: | |
| Zoning Lot Area: | 44,368 | First Avenue | 100' Wide Street |
| Existing Zoning: | R8 & R8/C2-5 | 26th Street | 80' Wide Street |
| Proposed Zoning: | C6-4 | 27th Street | 60' Narrow Street |
| Community District: | Manhattan CD 6 | Mt. Carmel Place | 60' Narrow Street |
| Zoning Map No.: | 8d | | |

# ZONING ACTIONS REQUESTED

1. **ZONING MAP AMENDMENT**
A ZONING MAP AMENDMENT TO REZONE THE DEVELOPMENT SITE FROM AN R8 DISTRICT WITH A C2-5 COMMERCIAL OVERLAY ON A PORTION OF THE DEVELOPMENT SITE TO A C6-4 DISTRICT.

2. **SPECIAL PERMIT**
A SPECIAL PERMIT PURSUANT TO ZR SECTION 74-901 TO MODIFY BULK REGULATIONS APPLICABLE TO THE DEVELOPMENT SITE; AND

3. **ZONING TEXT AMENDMENT**
A ZONING TEXT AMENDMENT TO MAP A MANDATORY INCLUSIONARY HOUSING AREA ON THE DEVELOPMENT SITE.

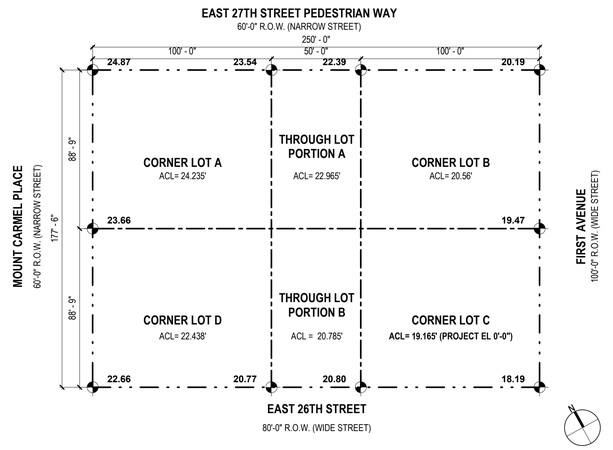
# ZONING FLOOR AREA SCHEDULE

| FLOOR | USE | Use Group VI ZFA | Use Group VII ZFA | TOTAL ZONING FLOOR AREA (ZFA)* |
|---|---|---|---|---|
| CELLAR | MECHANICAL / COMMERCIAI | - | - | - |
| 1 | MECHANICAL / COMMERCIAL | 5,000 | 29,607 | 34,607 |
| 2 | MECHANICAL / COMMERCIAL | | 27,216 | 27,216 |
| 3 | COMMERCIAL | | 38,874 | 38,874 |
| 4 | COMMERCIAL | | 38,874 | 38,874 |
| 5 | COMMERCIAL | | 38,874 | 38,874 |
| 6 | COMMERCIAL | | 38,874 | 38,874 |
| 7 | COMMERCIAL | | 38,874 | 38,874 |
| 8 | COMMERCIAL | | 38,874 | 38,874 |
| 9 | COMMERCIAL | | 38,874 | 38,874 |
| 10 | COMMERCIAL | | 38,874 | 38,874 |
| 11 | COMMERCIAL | | 38,874 | 38,874 |
| 12 | COMMERCIAL | | 31,993 | 31,993 |
| 13 | MECHANICAL | - | - | - |
| ROOF | MECHANICAL (SCREENED) | - | - | - |
| TOTALS | | 5,000 | 438,680 | 443,680 |

* AMOUNT OF FLOOR AREA PER FLOOR AND PER USE IS ILLUSTRATIVE AND SUBJECT TO CHANGE.

# AVERAGE CURB LEVEL CALCULATIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| CORNER LOT A = | (24.87' + 23.66') / 2 | = 24.265' | HT. above NAVD 88 = 0.0 HT | (24.265' + 24.205') / 2 | = 24.235' | HT. above NAVD 88 = 0.0 HT |
| | (24.87' + 23.54') / 2 | = 24.205' | HT. above NAVD 88 = 0.0 HT | | | |
| CORNER LOT B = | (22.39' + 20.19') / 2 | = 21.29' | HT. above NAVD 88 = 0.0 HT | (21.29' + 19.83') / 2 | = 20.560' | HT. above NAVD 88 = 0.0 HT |
| | (20.19'+19.47') / 2 | = 19.83' | HT. above NAVD 88 = 0.0 HT | | | |
| CORNER LOT C = | (19.47'+18.19') / 2 | = 18.83' | HT. above NAVD 88 = 0.0 HT | (18.83' + 19.50') / 2 | = 19.165' | HT. above NAVD 88 = 0.0 HT |
| | (18.19'+20.80') / 2 | = 19.50' | HT. above NAVD 88 = 0.0 HT | | | |
| CORNER LOT D = | (20.77'+22.66') / 2 | = 21.715' | HT. above NAVD 88 = 0.0 HT | (21.715' + 23.16') / 2 | = 22.438' | HT. above NAVD 88 = 0.0 HT |
| | (22.66'+23.66') / 2 | = 23.16' | HT. above NAVD 88 = 0.0 HT | | | |
| THROUGH LOT PORTION A = | (23.54'+22.39') / 2 | = 22.965' | HT. above NAVD 88 = 0.0 HT | | | |
| THROUGH LOT PORTION B = | (20.77'+20.80') / 2 | = 20.785' | HT. above NAVD 88 = 0.0 HT | | | |




# 455 First Avenue

Innovation East
Life Sciences

## Special Permit Drawings

NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal




Key Plan

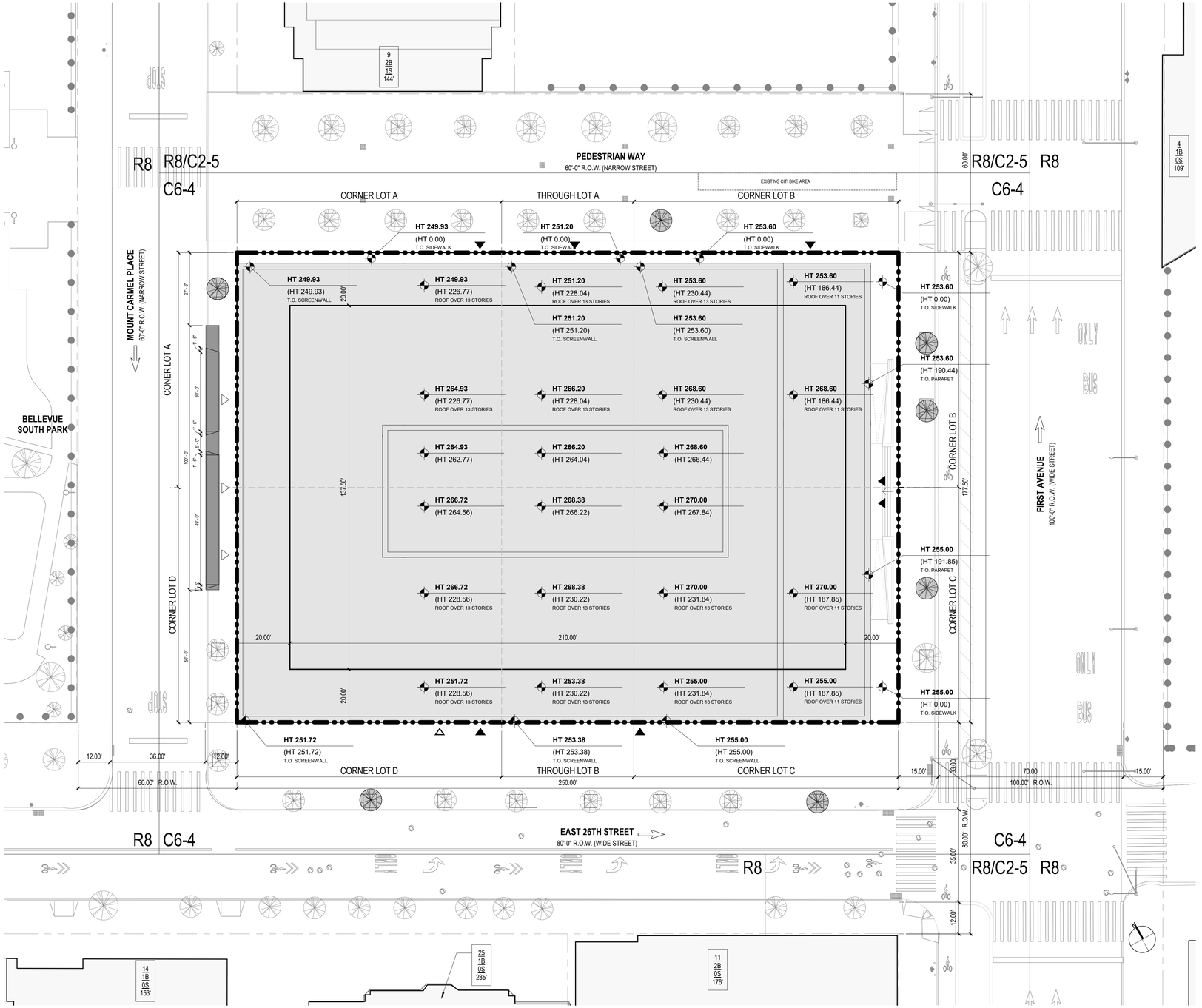
| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

Date: 5/2/2024
Project Number: 2314
Scale: As indicated

Sheet Title
ZONING ANALYSIS

Sheet No.
Z-002.00

6/13/2024 3:46:58 PM Autodesk Docs://2314_455 1st Ave/2314_A-455 1st Ave_ ULURP.rvt




1 ZONING LOT SITE PLAN
1" = 20'-0"

## LEGEND

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- CURB CUT FLEXIBLE ZONE
- HT XXX.XX — PROPOSED MAX. BUILDING ENVELOPE
- (HT XXX.XX) — ILLUSTRATIVE BLDG HEIGHT
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- BUILDING ENTRANCE & EXIT
- BUILDING EXIT ONLY
- LOADING ENTRANCE
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING BOLLARD
- EXISTING MANHOLE
- C6-4 ZONING DISTRICT
- DIRECTION OF STREET TRAFFIC
- EXISTING TREE
- NEW TREE
- STREET LAMP
- TRAFFIC LIGHT
- WALL / FENCE
- # STORIES
- # STORIES W/BASEMENT
- # STORIES W/STORE
- BUILDING HEIGHT

## NOTES

1. ALL BUILDING HEIGHTS ARE MEASURED FROM THE AVERAGE CURB LEVEL

2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS.

INFORMATION REGARDING THE SURROUNDING PROPERTY
IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

3. BUILDING SHOWN WITHIN THE PROPOSED MAXIMUM DEVELOPMENT ENVELOPE IS SHOWN FOR ILLUSTRATIVE
PURPOSES ONLY AND IS SUBJECT TO CHANGE.

4. BUILDING ENTRANCES AND RAMPS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

5. ROOFTOP MECHANICAL EQUIPMENT AND BULKHEAD LOCATIONS AND SIZE ARE SUBJECT TO CHANGE WITHIN MAXIMUM BUILDING ENVELOPE.

6. INTERIOR PARTITIONS AND USE DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE.

7. STREET TREES ADJACENT TO THE PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH SEC. 26-41. THE LOCATION AND NUMBER SHALL BE SUBJECT TO THE DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.

## ABBREVIATIONS

| | |
|---|---|
| ACL. | AVERAGE CURBE LEVEL |
| EQUIP. | EQUIPMENT |
| HT. | HEIGHT |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| T.O | TOP OF |

# 455 First Avenue

Innovation East
Life Sciences

**Special Permit Drawings**
NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal

REGISTERED ARCHITECT DON WEINREICH 020717 STATE OF NEW YORK

Key Plan

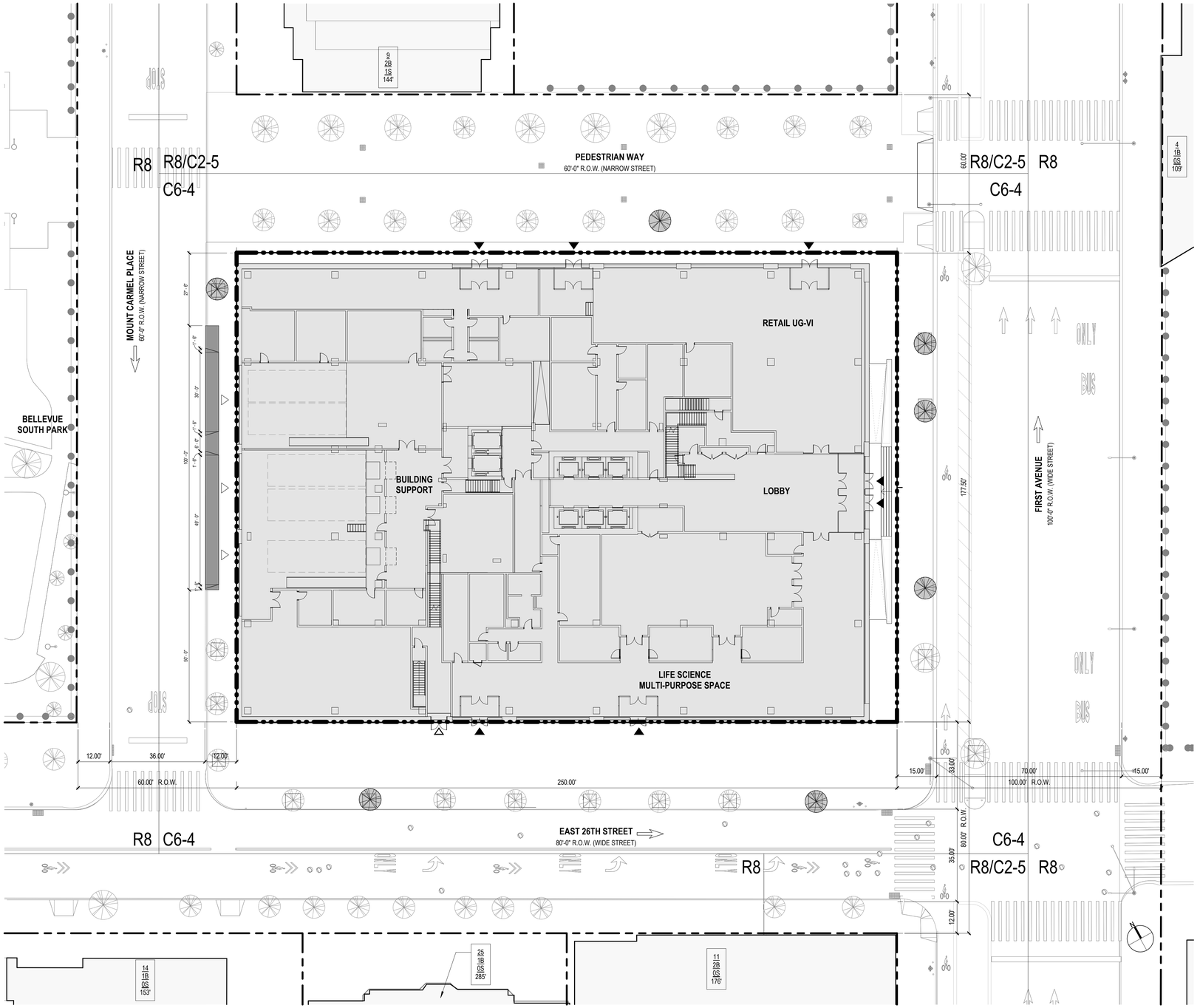
| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

Date: 5/2/2024
Project Number: 2314
Scale: As indicated

Sheet Title
ZONING LOT SITE PLAN

Sheet No.
Z-003.00

Copyright © 2025 Ennead Architects LLP




1 ILLUSTRATIVE GROUND FLOOR PLAN
1" = 20'-0"

## LEGEND

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- CURB CUT FLEXIBLE ZONE
- HT XXX.XX — PROPOSED MAX. BUILDING ENVELOPE
- (HT XXX.XX) — ILLUSTRATIVE BLDG HEIGHT
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- BUILDING ENTRANCE & EXIT
- BUILDING EXIT ONLY
- LOADING ENTRANCE
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING BOLLARD
- EXISTING MANHOLE
- C6-4 ZONING DISTRICT
- DIRECTION OF STREET TRAFFIC
- EXISTING TREE
- NEW TREE
- STREET LAMP
- TRAFFIC LIGHT
- WALL / FENCE
- 7 / 3B / 1S / 60' — # STORIES; # STORIES W/BASEMENT; # STORIES W/STORE; BUILDING HEIGHT

## NOTES

1. ALL BUILDING HEIGHTS ARE MEASURED FROM THE AVERAGE CURB LEVEL

2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS.

INFORMATION REGARDING THE SURROUNDING PROPERTY IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

3. BUILDING SHOWN WITHIN THE PROPOSED MAXIMUM DEVELOPMENT ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.

4. BUILDING ENTRANCES AND RAMPS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

5. ROOFTOP MECHANICAL EQUIPMENT AND BULKHEAD LOCATIONS AND SIZE ARE SUBJECT TO CHANGE WITHIN MAXIMUM BUILDING ENVELOPE.

6. INTERIOR PARTITIONS AND USE DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE.

7. STREET TREES ADJACENT TO THE PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH SEC. 26-41. THE LOCATION AND NUMBER SHALL BE SUBJECT TO THE DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.

## ABBREVIATIONS

| | |
|---|---|
| ACL. | AVERAGE CURBE LEVEL |
| EQUIP. | EQUIPMENT |
| HT. | HEIGHT |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| T.O | TOP OF |

# 455 First Avenue

Innovation East
Life Sciences

**Special Permit Drawings**
NOT FOR CONSTRUCTION


**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com


Seal




Key Plan

| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

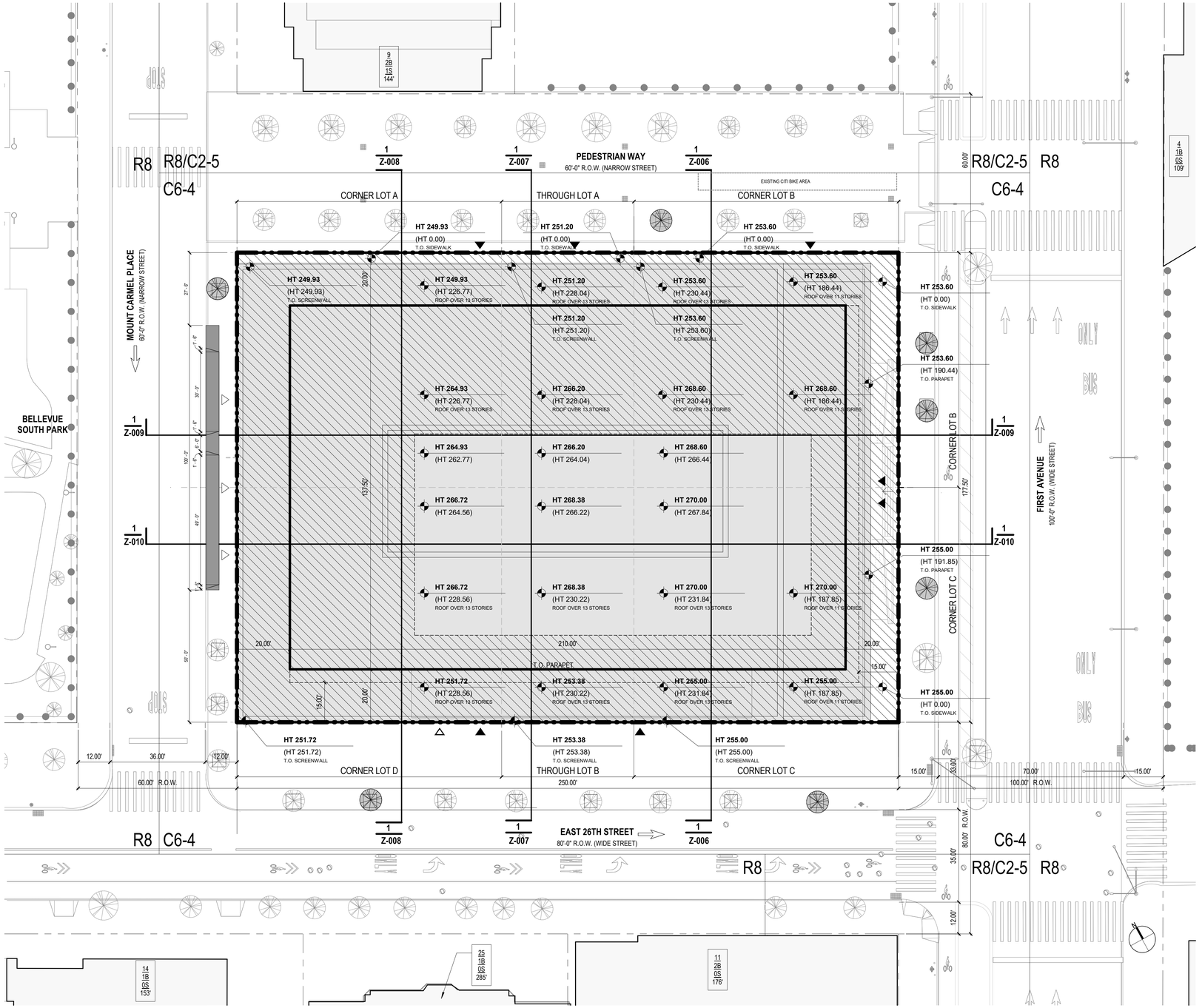
Date: 5/2/2024
Project Number: 2314
Scale: As indicated

Sheet Title
ILLUSTRATIVE GROUND FLOOR PLAN

Sheet No.
Z-004.00


6/13/2024 3:47:01 PM Autodesk Docs://2314_455 1st Ave/2314_A-455 1st Ave _ ULURP.rvt
Copyright © 2023 Ennead Architects, LLP

6/13/2024 3:47:05 PM Autodesk Docs://2314_455 1st Ave/2314_A-455 1st Ave_ ULURP.rvt




1 ROOF PLAN - HEIGHT & SET-BACK WAIVER
1" = 20'-0"

## LEGEND

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- HEIGHT & SETBACK WAIVER REQUESTED PURSUANT TO ZR 74-901
- EXISTING BUILDING FOOTPRINT
- CURB CUT FLEXIBLE ZONE
- HT XXX.XX — PROPOSED MAX. BUILDING ENVELOPE
- (HT XXX.XX) — ILLUSTRATIVE BLDG HEIGHT
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- BUILDING ENTRANCE & EXIT
- BUILDING EXIT ONLY
- LOADING ENTRANCE
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING BOLLARD
- EXISTING MANHOLE
- C6-4 ZONING DISTRICT
- DIRECTION OF STREET TRAFFIC
- EXISTING TREE
- NEW TREE
- STREET LAMP
- TRAFFIC LIGHT
- WALL / FENCE
- # STORIES
- # STORIES W/BASEMENT
- # STORIES W/STORE
- BUILDING HEIGHT

## NOTES

1. ALL BUILDING HEIGHTS ARE MEASURED FROM THE AVERAGE CURB LEVEL

2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS.

INFORMATION REGARDING THE SURROUNDING PROPERTY
IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

3. BUILDING SHOWN WITHIN THE PROPOSED MAXIMUM DEVELOPMENT ENVELOPE IS SHOWN FOR ILLUSTRATIVE
PURPOSES ONLY AND IS SUBJECT TO CHANGE.

4. BUILDING ENTRANCES AND RAMPS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

5. ROOFTOP MECHANICAL EQUIPMENT AND BULKHEAD LOCATIONS AND SIZE ARE SUBJECT TO CHANGE WITHIN MAXIMUM BUILDING ENVELOPE.

6. INTERIOR PARTITIONS AND USE DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE.

7. STREET TREES ADJACENT TO THE PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH SEC. 26-41. THE LOCATION AND NUMBER SHALL BE SUBJECT TO THE DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.

## ABBREVIATIONS

| | |
|---|---|
| ACL. | AVERAGE CURBE LEVEL |
| EQUIP. | EQUIPMENT |
| HT. | HEIGHT |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| T.O | TOP OF |

# 455 First Avenue

Innovation East
Life Sciences

**Special Permit Drawings**
NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal

REGISTERED ARCHITECT DON WEINREICH 020717 STATE OF NEW YORK

Key Plan

| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

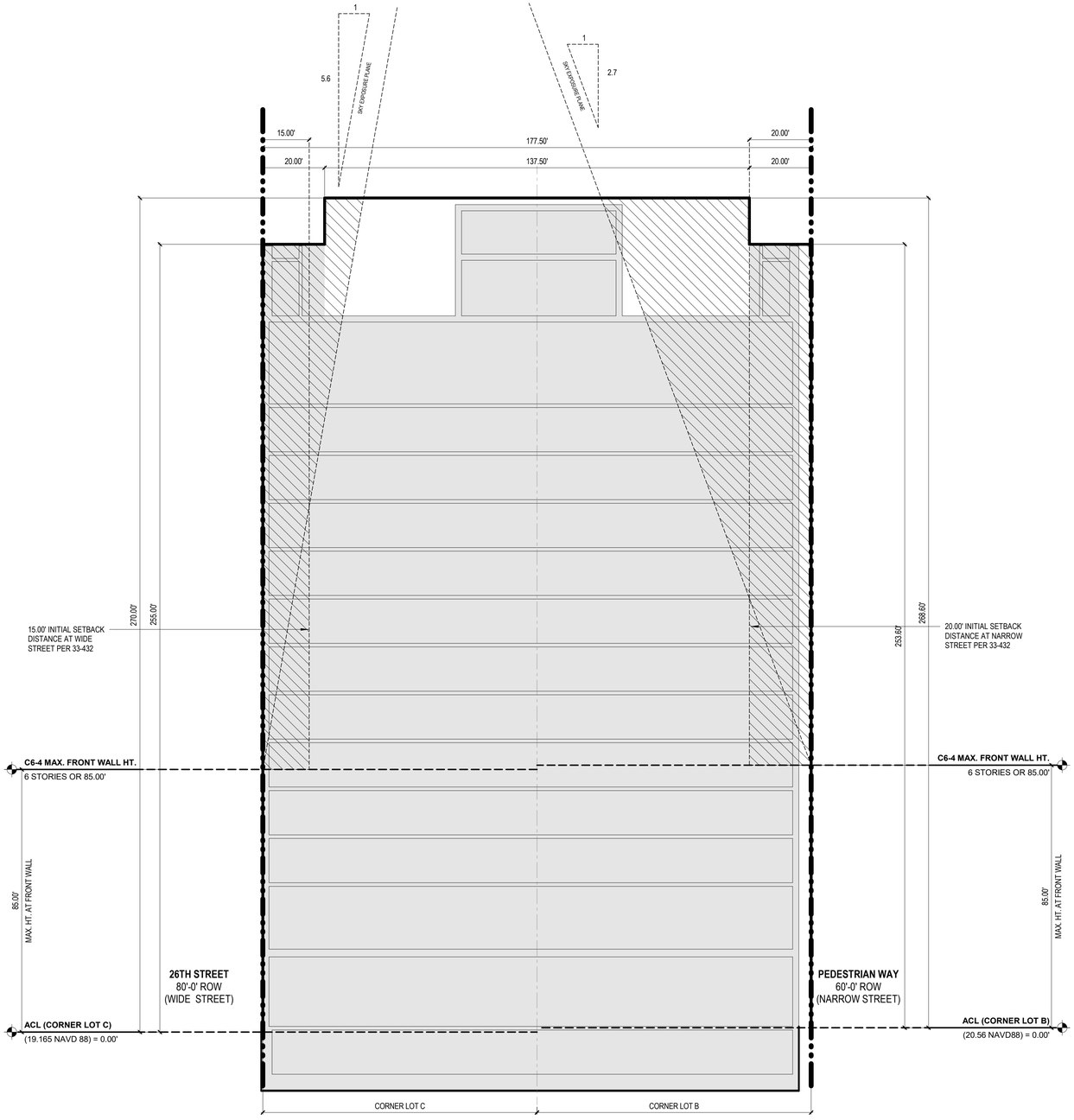
Date: 5/2/2024
Project Number: 2314
Scale: As indicated

Sheet Title
WAIVER PLAN

Sheet No.
Z-005.00

Copyright © 2025 Ennead Architects, LLP

6/13/2024 3:47:06 PM Autodesk Docs://2314_455 1st Ave/2314_A-455 1st Ave_ ULURP.rvt




1 NORTH-SOUTH SECTION 1
1" = 20'-0"

## NOTES

1. ALL BUILDING HEIGHTS AND ELEVATIONS ARE MEASURED FROM THE AVERAGE CURB LEVEL.
2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTY IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. BUILDING SHOWN WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
4. INTERIOR SUBDIVISIONS AND USE DESIGNATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
5. ROOFTOP MECHANICAL EQUIPMENT, BULKHEAD LOCATIONS AND SIZE ARE SUBJECT TO CHANGE WITHIN AREA DEFINED BY THE MAXIMUM BUILDING ENVELOPE.

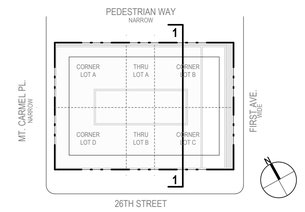
## LEGEND C6-4

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- ZONING LOT LINE
- HEIGHT & SETBACK WAIVER REQUESTED PURSUANT TO ZR 74-901

## ABBREVIATIONS

| | |
|---|---|
| ACL. | AVERAGE CURBE LEVEL |
| EQUIP. | EQUIPMENT |
| HT. | HEIGHT |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| T.O | TOP OF |

## KEY PLAN




# 455 First Avenue

Innovation East
Life Sciences

**Special Permit Drawings**
NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal




Key Plan

| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

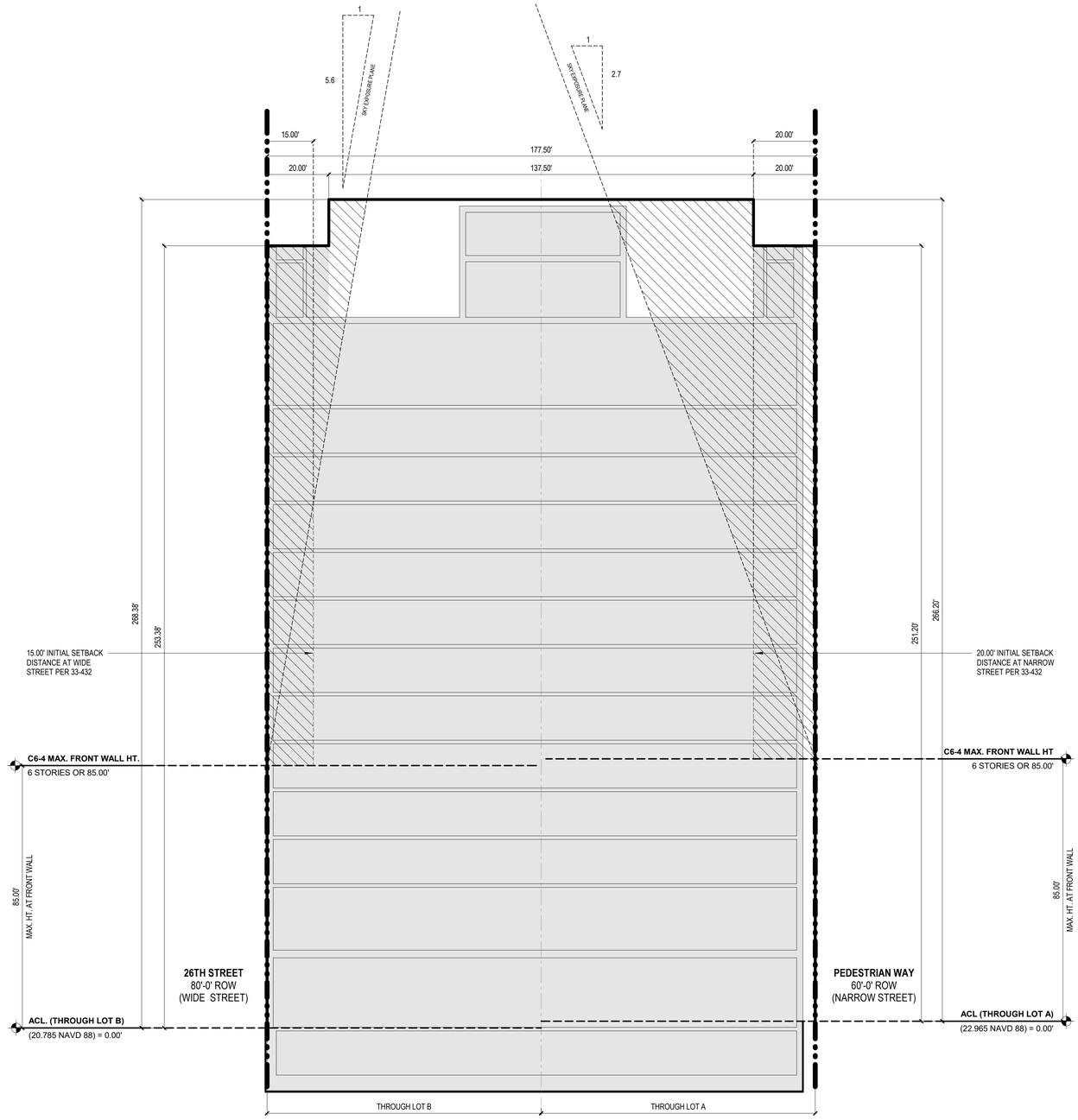
Date: 5/2/2024
Project Number: 2314
Scale: As indicated

Sheet Title
WAIVER SECTIONS N/S 1

Sheet No.
Z-006.00

Copyright © 2023 Ennead Architects, LLP

6/13/2024 3:47:06 PM Autodesk Docs://2314_455 1st Ave/2314_A-455 1st Ave_ ULURP.rvt




1 NORTH-SOUTH SECTION 2
1" = 20'-0"

## NOTES

1. ALL BUILDING HEIGHTS AND ELEVATIONS ARE MEASURED FROM THE AVERAGE CURB LEVEL.
2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTY IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. BUILDING SHOWN WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
4. INTERIOR SUBDIVISIONS AND USE DESIGNATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
5. ROOFTOP MECHANICAL EQUIPMENT, BULKHEAD LOCATIONS AND SIZE ARE SUBJECT TO CHANGE WITHIN AREA DEFINED BY THE MAXIMUM BUILDING ENVELOPE.

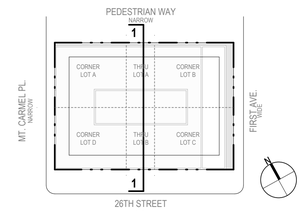
## LEGEND C6-4

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- ZONING LOT LINE
- HEIGHT & SETBACK WAIVER REQUESTED PURSUANT TO ZR 74-901

## ABBREVIATIONS

| | |
|---|---|
| ACL. | AVERAGE CURBE LEVEL |
| EQUIP. | EQUIPMENT |
| HT. | HEIGHT |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| T.O | TOP OF |

## KEY PLAN




# 455 First Avenue

Innovation East
Life Sciences

**Special Permit Drawings**
NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal




Key Plan

| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

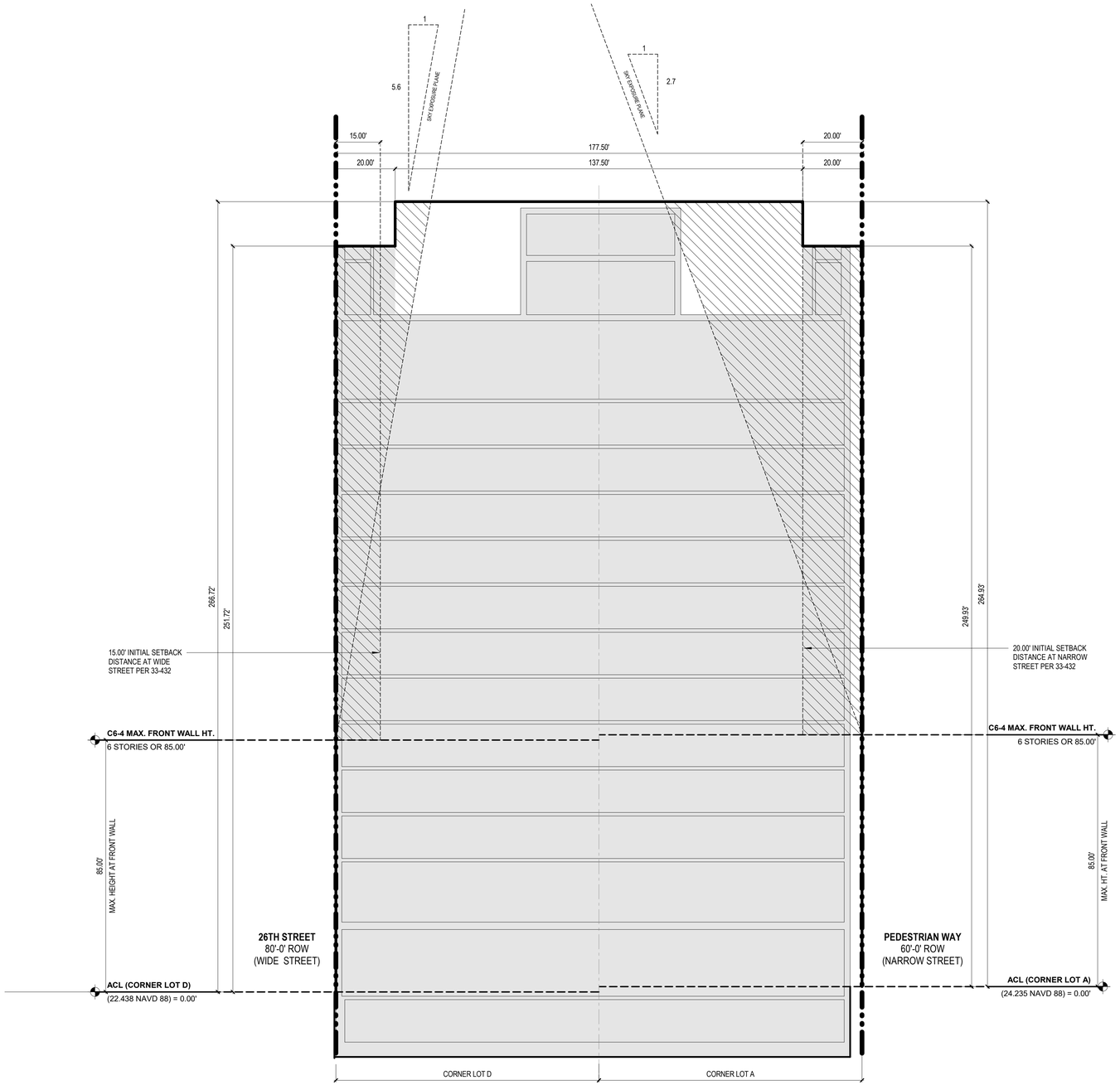
Date: 5/2/2024
Project Number: 2314
Scale: As indicated

Sheet Title
WAIVER SECTIONS N/S 2

Sheet No.
Z-007.00

Copyright © 2023 Ennead Architects, LLP

6/13/2024 3:47:07 PM Autodesk Docs://2314_455 1st Ave/2314_A-455 1st Ave _ ULURP.rvt




1 NORTH-SOUTH SECTION 3
1" = 20'-0"

## NOTES

1. ALL BUILDING HEIGHTS AND ELEVATIONS ARE MEASURED FROM THE AVERAGE CURB LEVEL.
2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTY IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. BUILDING SHOWN WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
4. INTERIOR SUBDIVISIONS AND USE DESIGNATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
5. ROOFTOP MECHANICAL EQUIPMENT, BULKHEAD LOCATIONS AND SIZE ARE SUBJECT TO CHANGE WITHIN AREA DEFINED BY THE MAXIMUM BUILDING ENVELOPE.

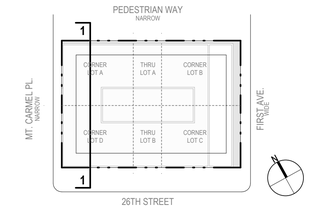
## LEGEND C6-4

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- ZONING LOT LINE
- HEIGHT & SETBACK WAIVER REQUESTED PURSUANT TO ZR 74-901

## ABBREVIATIONS

| | |
|---|---|
| ACL. | AVERAGE CURBE LEVEL |
| EQUIP. | EQUIPMENT |
| HT. | HEIGHT |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| T.O | TOP OF |

## KEY PLAN




# 455 First Avenue

Innovation East
Life Sciences

**Special Permit Drawings**
NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal

REGISTERED ARCHITECT
DON WEINREICH
020717
STATE OF NEW YORK

Key Plan

| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

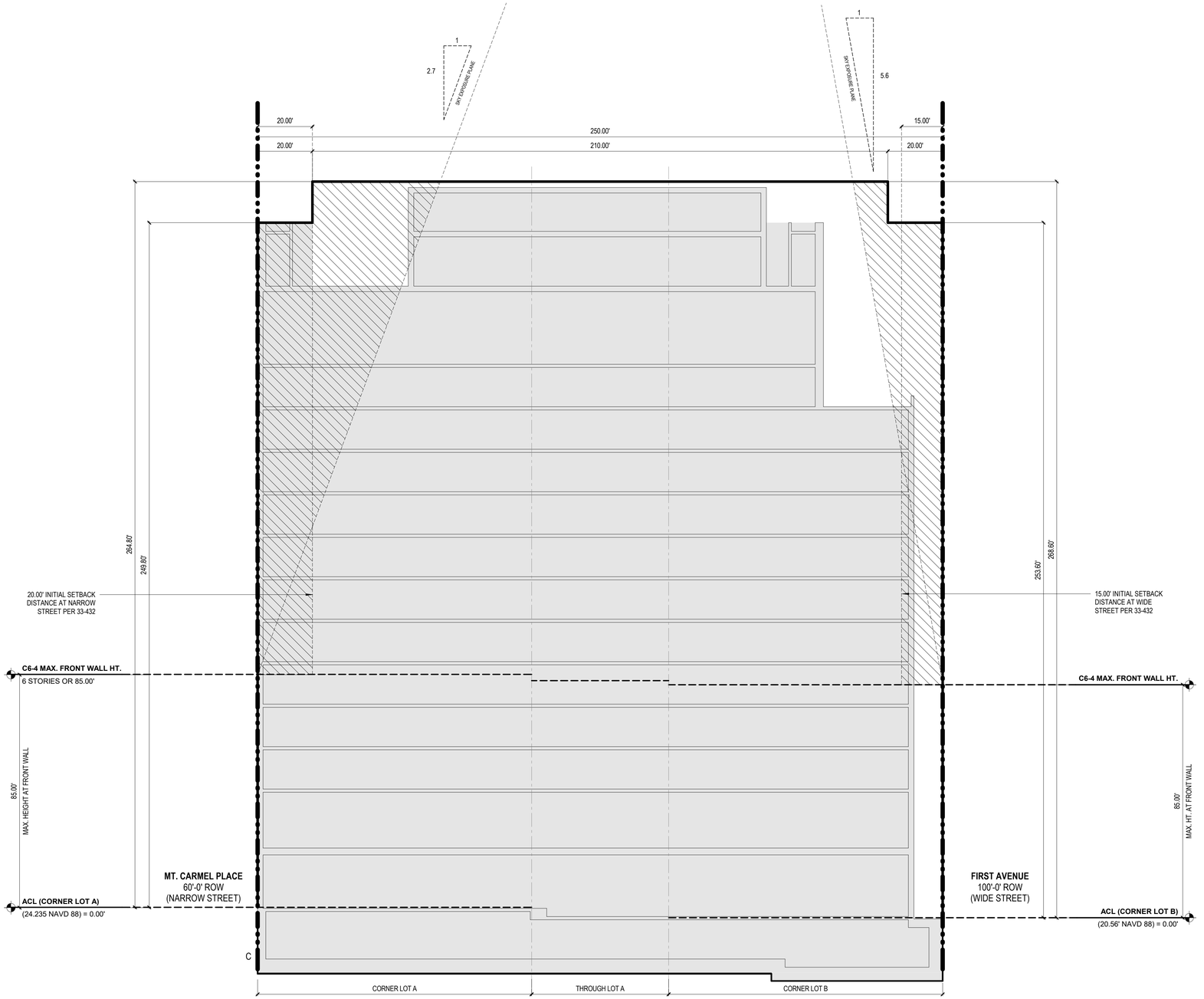
Date: 5/2/2024
Project Number: 2314
Scale: As indicated

Sheet Title
WAIVER SECTIONS N/S 3

Sheet No.
Z-008.00

Copyright © 2025 Ennead Architects, LLP

6/13/2024 3:47:07 PM Autodesk Docs://2314_455 1st Ave/2314_A-455 1st Ave_ ULURP.rvt




1 EAST-WEST SECTION 1
1" = 20'-0"

## NOTES

1. ALL BUILDING HEIGHTS AND ELEVATIONS ARE MEASURED FROM THE AVERAGE CURB LEVEL.
2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTY IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. BUILDING SHOWN WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
4. INTERIOR SUBDIVISIONS AND USE DESIGNATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
5. ROOFTOP MECHANICAL EQUIPMENT, BULKHEAD LOCATIONS AND SIZE ARE SUBJECT TO CHANGE WITHIN AREA DEFINED BY THE MAXIMUM BUILDING ENVELOPE.

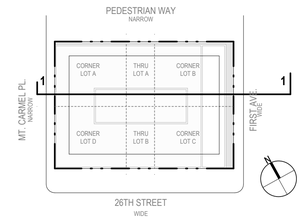
## LEGEND C6-4

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- ZONING LOT LINE
- HEIGHT & SETBACK WAIVER REQUESTED PURSUANT TO ZR 74-901

## ABBREVIATIONS

| | |
|---|---|
| ACL. | AVERAGE CURBE LEVEL |
| EQUIP. | EQUIPMENT |
| HT. | HEIGHT |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| T.O | TOP OF |

## KEY PLAN




# 455 First Avenue

Innovation East
Life Sciences

**Special Permit Drawings**
NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal




Key Plan

| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

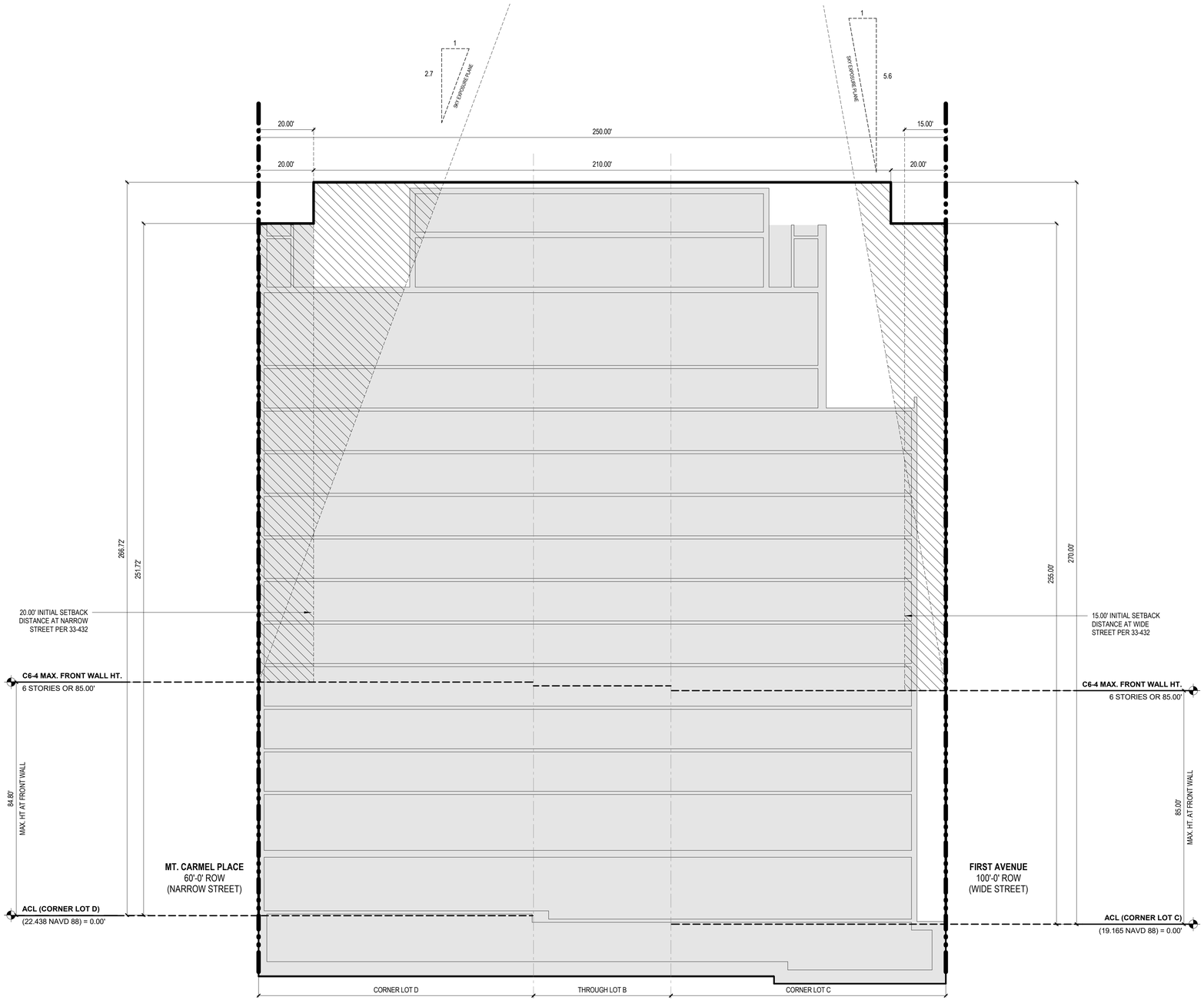
Date: 5/2/2024
Project Number: 2314
Scale: As indicated

Sheet Title
WAIVER SECTIONS E/W 1

Sheet No.
Z-009.00

Copyright © 2023 Ennead Architects, LLP

6/13/2024 3:47:08 PM Autodesk Docs://2314_455 1st Ave/2314_A+455 1st Ave_ ULURP.rvt




## 1 WAIVER SECTIONS
1" = 20'-0"

### NOTES

1. ALL BUILDING HEIGHTS AND ELEVATIONS ARE MEASURED FROM THE AVERAGE CURB LEVEL.
2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTY IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. BUILDING SHOWN WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
4. INTERIOR SUBDIVISIONS AND USE DESIGNATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
5. ROOFTOP MECHANICAL EQUIPMENT, BULKHEAD LOCATIONS AND SIZE ARE SUBJECT TO CHANGE WITHIN AREA DEFINED BY THE MAXIMUM BUILDING ENVELOPE.

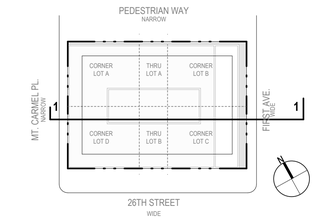
### LEGEND C6-4

- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT
- ZONING LOT LINE
- HEIGHT & SETBACK WAIVER REQUESTED PURSUANT TO ZR 74-901

### ABBREVIATIONS

| | |
|---|---|
| ACL. | AVERAGE CURBE LEVEL |
| EQUIP. | EQUIPMENT |
| HT. | HEIGHT |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| T.O | TOP OF |

### KEY PLAN




# 455 First Avenue
Innovation East
Life Sciences

**Special Permit Drawings**
NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal




Key Plan

| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

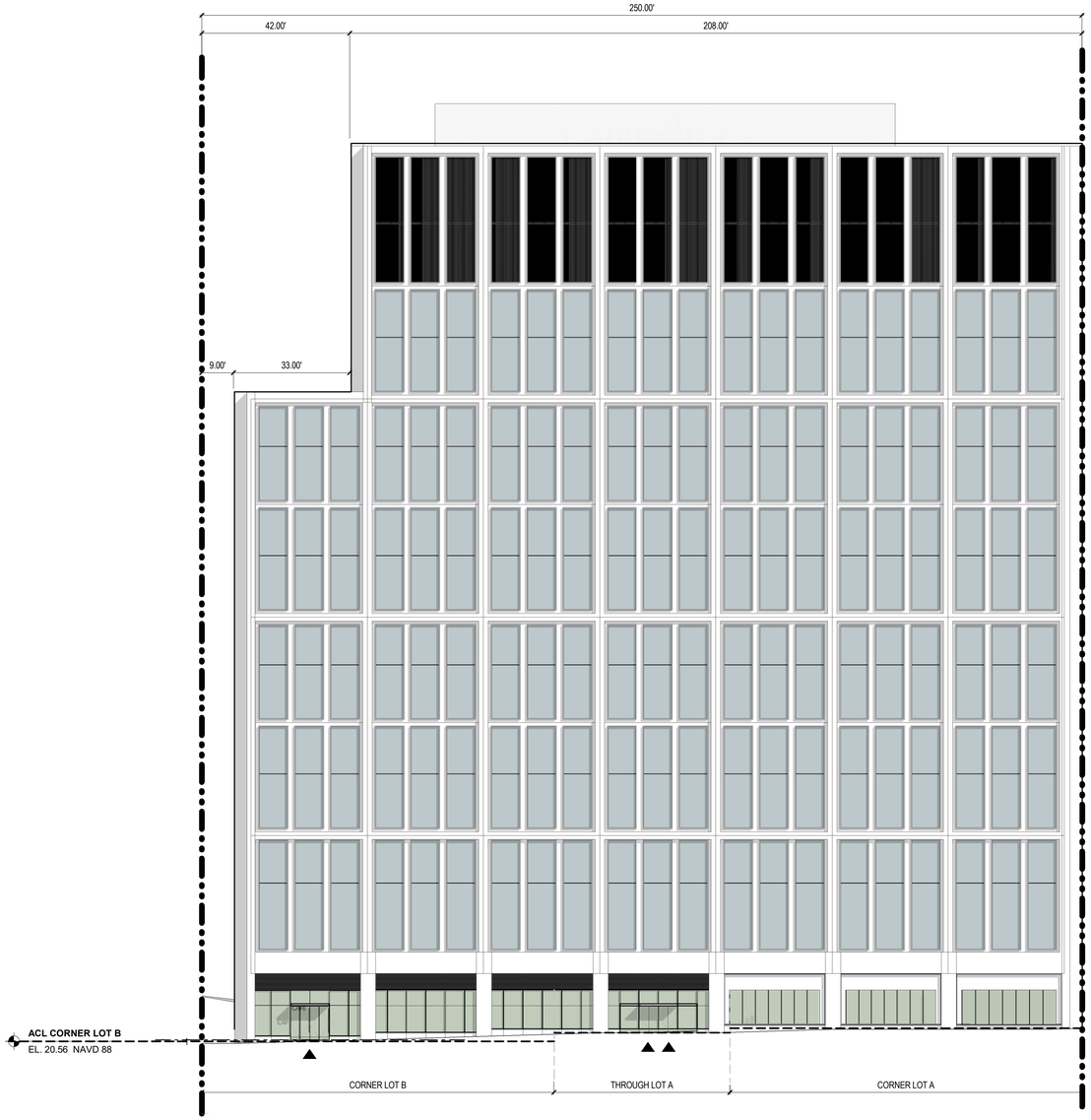
Date: 5/2/2024
Project Number: 2314
Scale: As indicated

Sheet Title
WAIVER SECTIONS
E/W 2

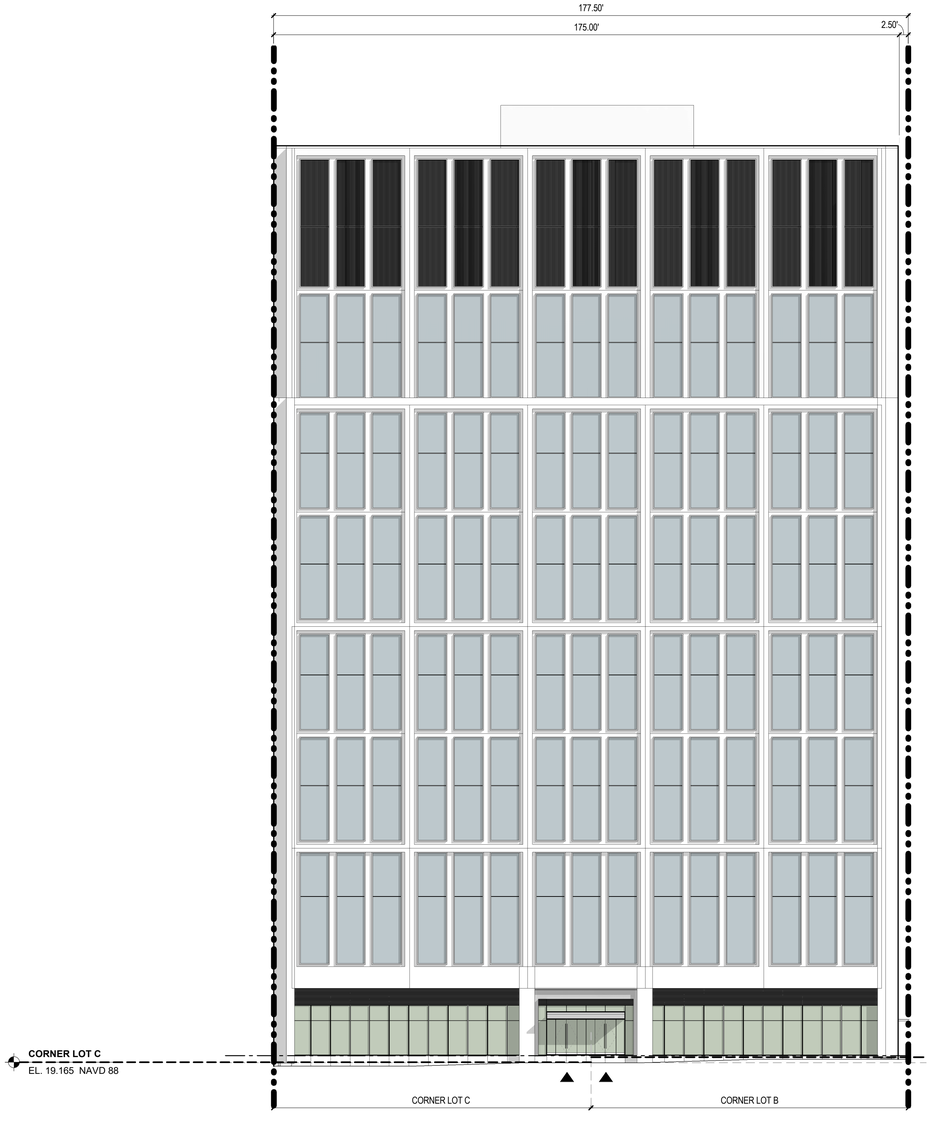
Sheet No.
Z-010.00

Copyright © 2023 Ennead Architects, LLP

6/13/2024 3:48:11 PM Autodesk Docs://2314_455 1st Ave/2314_A-455 1st Ave_ ULURP.rvt




1 NORTH ELEVATION - PEDESTRIAN WAY
1" = 20'-0"




2 EAST ELEVATION - 1ST AVENUE
1" = 20'-0"

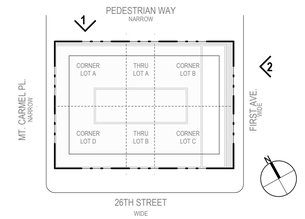
**ELEVATION LEGEND**

- ZONING LOT LINE
- BUILDING ENTRANCE
- LOADING ENTRANCE

**ELEVATION NOTES**

1. ALL BUILDING HEIGHTS AND ELEVATIONS ARE MEASURED FROM THE AVERAGE CURB LEVEL.
2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTY(IES) IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS BASE DON PUBLICLY AVAILABLE DATA.
3. THIS DRAWING IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH SEC. 26-41. THE LOCATION AND NUMBER SHALL BE SUBJECT TO THE DEPARTMENT OF PARKS AND RECREATIONS DETERMINATION OF FEASIBILITY.

**KEY PLAN**




# 455 First Avenue

Innovation East
Life Sciences

## Special Permit Drawings

NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal

REGISTERED ARCHITECT
DON WEINREICH
020717
STATE OF NEW YORK

Key Plan

| No. | Issue Name | Date |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

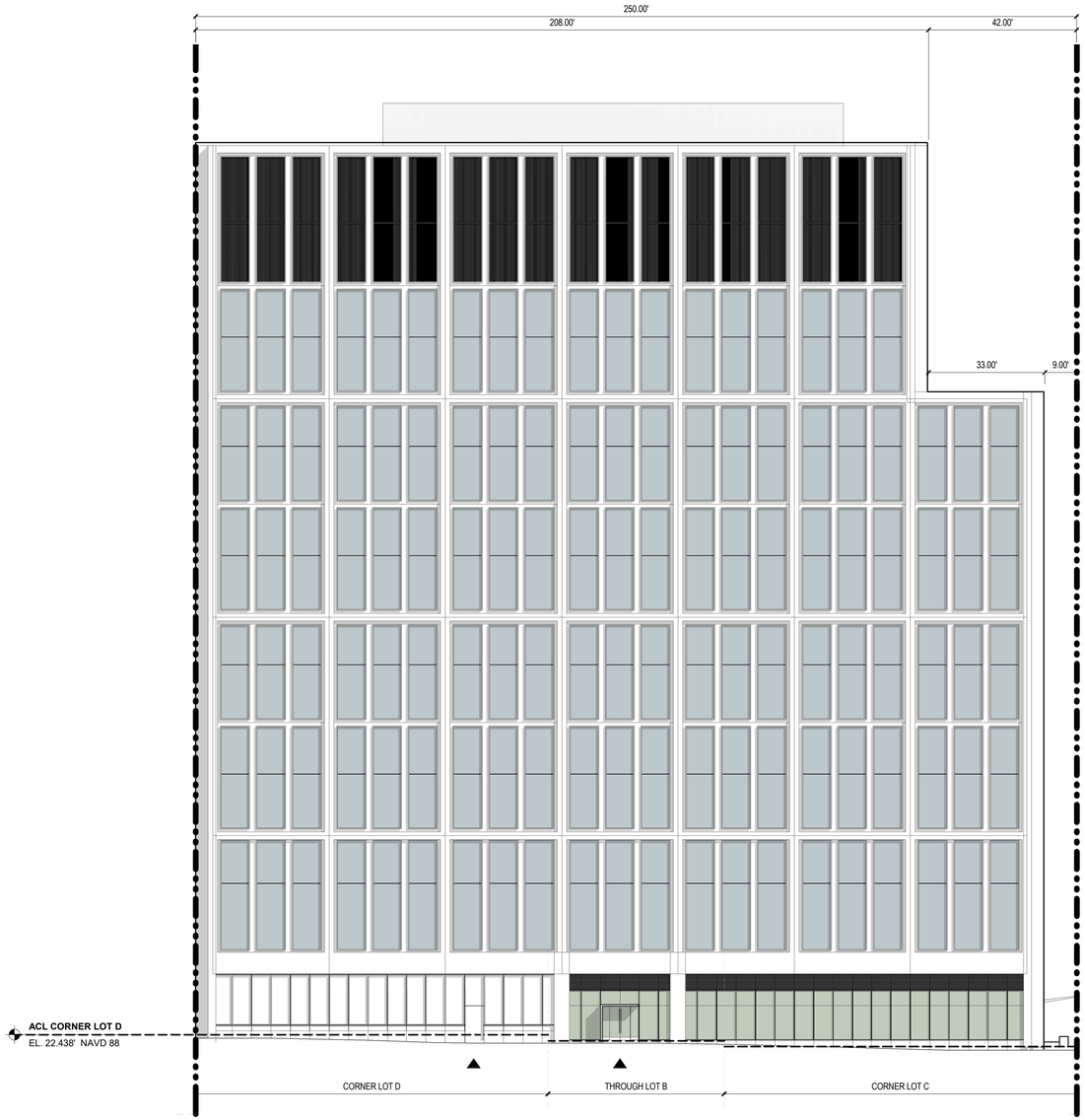
Date: 5/2/2024
Project Number: 2314
Scale: As indicated

Sheet Title
ILLUSTRATIVE ELEVATIONS

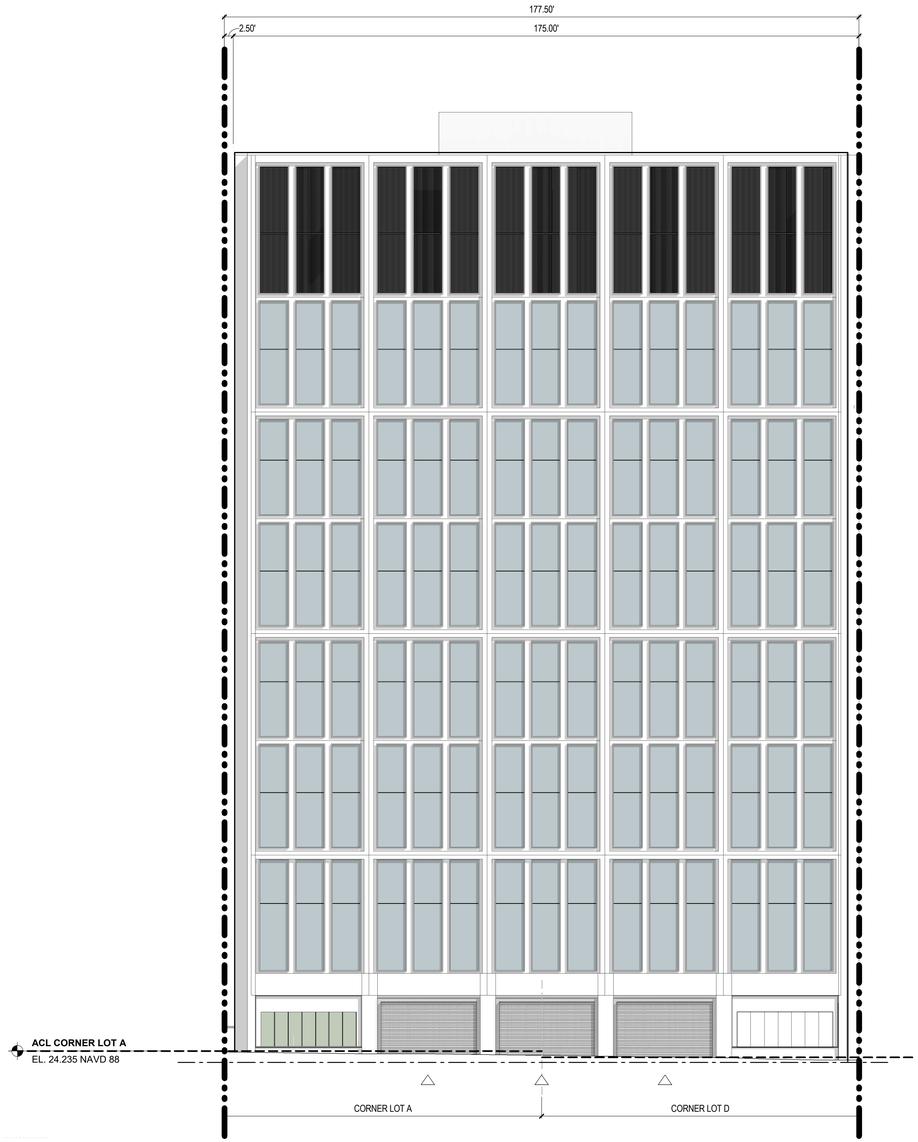
Sheet No.
Z-011.00

Copyright © 2023 Ennead Architects, LLP

6/13/2024 3:49:08 PM Autodesk Docs://2314_455 1st Ave/2314_A-455 1st Ave_ ULURP.rvt




1 SOUTH ELEVATION - 26TH ST.
1" = 20'-0"




2 WEST ELEVATION - MT. CARMEL PL
1" = 20'-0"

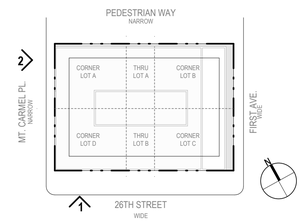
**ELEVATION LEGEND**

- ZONING LOT LINE
- ▲ BUILDING ENTRANCE
- △ LOADING ENTRANCE

**ELEVATION NOTES**

1. ALL BUILDING HEIGHTS AND ELEVATIONS ARE MEASURED FROM THE AVERAGE CURB LEVEL.
2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTY(IES) IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS BASE DON PUBLICLY AVAILABLE DATA.
3. THIS DRAWING IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH SEC. 26-41. THE LOCATION AND NUMBER SHALL BE SUBJECT TO THE DEPARTMENT OF PARKS AND RECREATIONS DETERMINATION OF FEASIBILITY.

**KEY PLAN**




Copyright © 2023 Ennead Architects, LLP

# 455 First Avenue

Innovation East
Life Sciences

## Special Permit Drawings

NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal




Key Plan

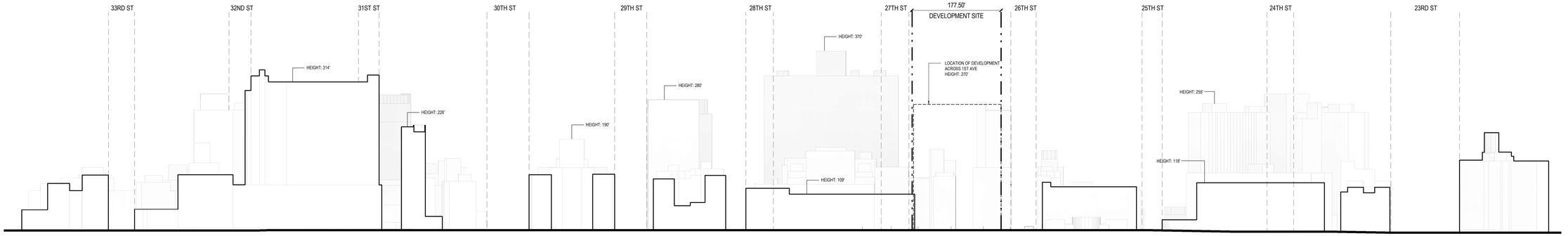
| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

Date: 5/2/2024
Project Number: 2314
Scale: As indicated

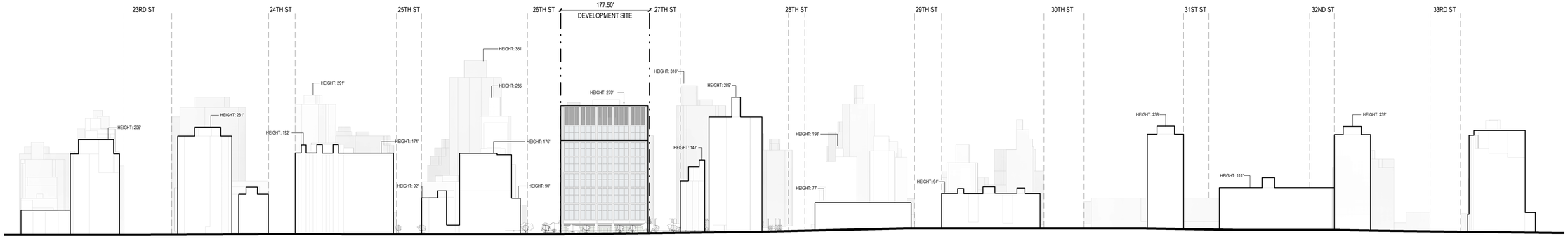
Sheet Title
ILLUSTRATIVE ELEVATIONS

Sheet No.
Z-012.00

6/13/2024 3:49:30 PM Autodesk Docs://2314_455 1st Ave/2314_A-455 1st Ave_ ULURP.rvt



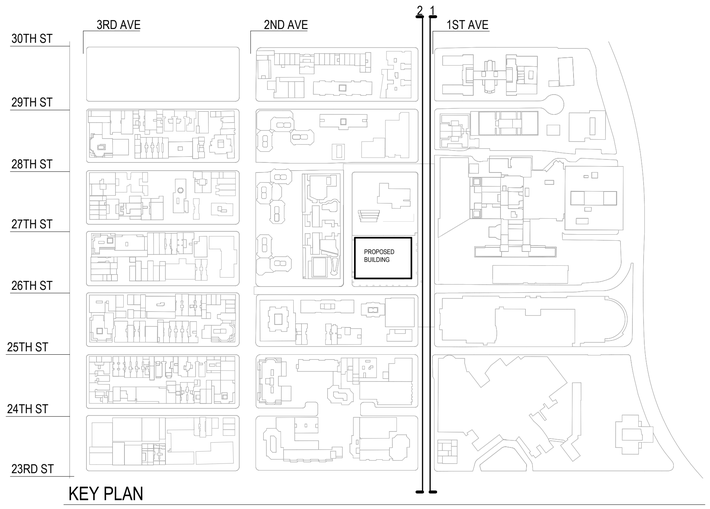

1 1ST AVENUE - LOOKING EAST
1" = 100'-0"




2 1ST AVENUE - LOOKING WEST
1" = 100'-0"

**ELEVATION NOTES**

1. ALL BUILDING HEIGHTS AND ELEVATIONS ARE MEASURED FROM THE AVERAGE CURB. BUILDING HEIGHTS OF SURROUNDING PROPERTIES ARE ESTIMATED BASED ON PUBLICLY AVAILABLE DATA.
2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTY(IES) IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS BASED ON PUBLICLY AVAILABLE DATA.
3. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.




KEY PLAN

Copyright © 2023 Ennead Architects, LLP

# 455 First Avenue

Innovation East
Life Sciences

## Special Permit Drawings

NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal




Key Plan

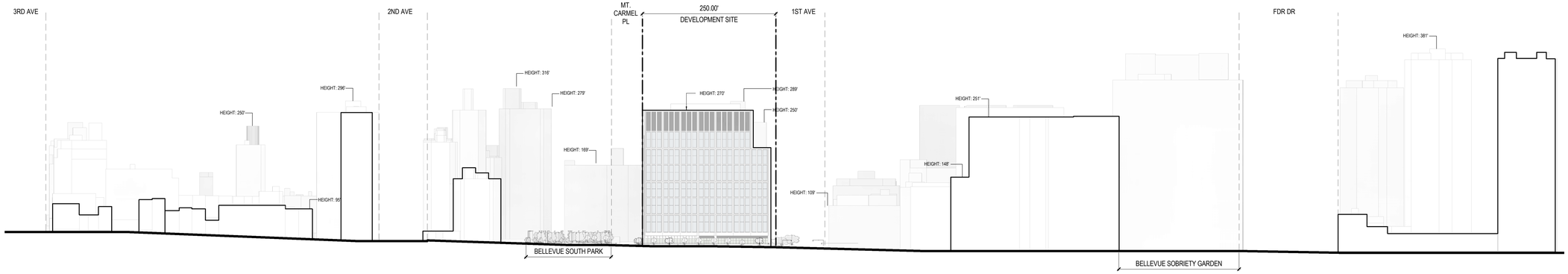
| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

Date: 5/2/2024
Project Number: 2314
Scale: As indicated

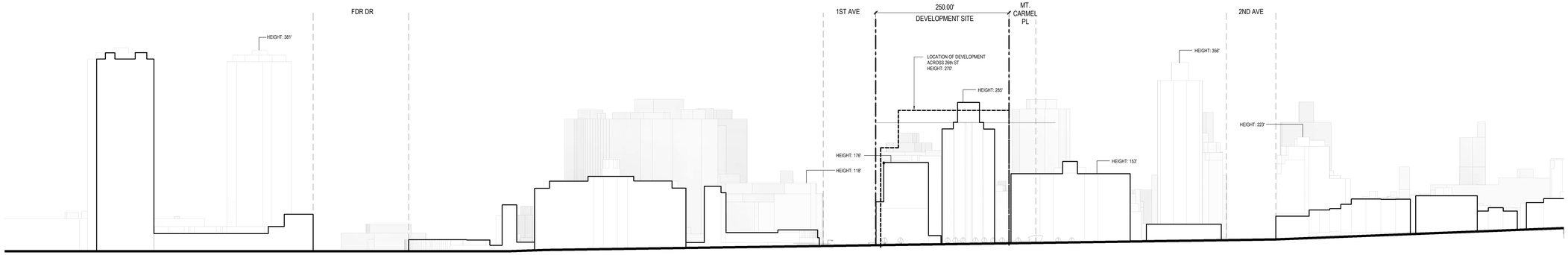
Sheet Title
NEIGHBORHOOD ELEVATIONS

Sheet No.
Z-013.00

6/13/2024 3:49:49 PM Autodesk Docs://2314_455 1st Ave/2314_A-455 1st Ave_ ULURP.rvt



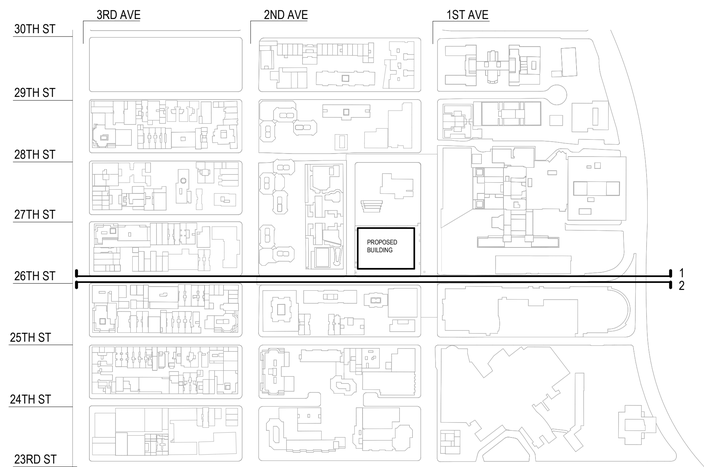

1 E 26TH STREET - LOOKING NORTH
1" = 100'-0"




2 E 26TH STREET - LOOKING SOUTH
1" = 100'-0"

**ELEVATION NOTES**

1. ALL BUILDING HEIGHTS AND ELEVATIONS ARE MEASURED FROM THE AVERAGE CURB. BUILDING HEIGHTS OF SURROUNDING PROPERTIES ARE ESTIMATED BASED ON PUBLICLY AVAILABLE DATA.
2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTY(IES) IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS BASED ON PUBLICLY AVAILABLE DATA.
3. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.




KEY PLAN

Copyright © 2025 Ennead Architects, LLP

# 455 First Avenue

Innovation East
Life Sciences

## Special Permit Drawings

NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal

REGISTERED ARCHITECT DON WEINREICH 020717 STATE OF NEW YORK

Key Plan

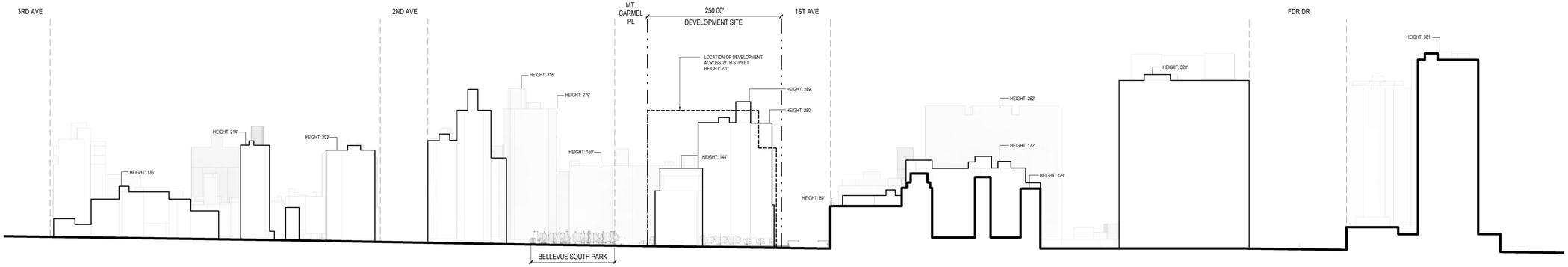
| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

Date: 5/2/2024
Project Number: 2314
Scale: As indicated

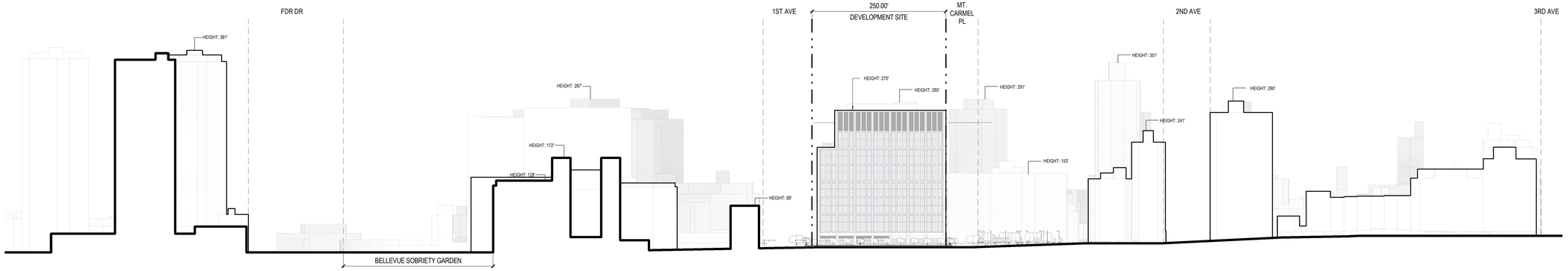
Sheet Title
NEIGHBORHOOD ELEVATIONS

Sheet No.
Z-014.00

6/13/2024 3:50:11 PM Autodesk Docs://2314_455 1st Ave/2314_A+455 1st Ave_ ULURP.rvt



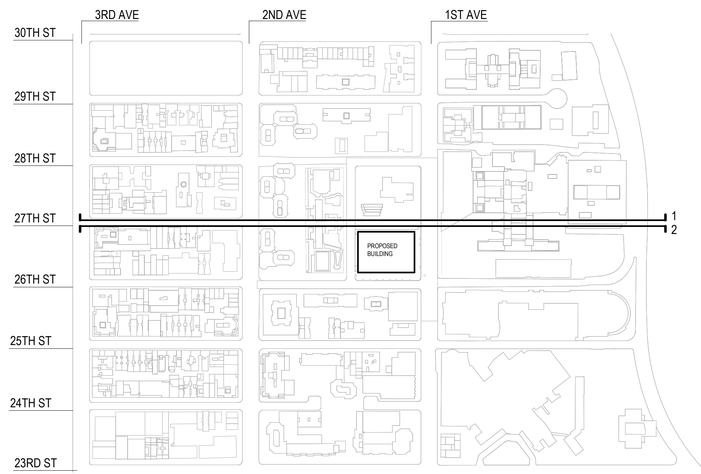

1 E 27TH STREET - LOOKING NORTH
1" = 100'-0"




2 E 27TH STREET - LOOKING SOUTH
1" = 100'-0"

**ELEVATION NOTES**

1. ALL BUILDING HEIGHTS AND ELEVATIONS ARE MEASURED FROM THE AVERAGE CURB. BUILDING HEIGHTS OF SURROUNDING PROPERTIES ARE ESTIMATED BASED ON PUBLICLY AVAILABLE DATA.
2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTY(IES) IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS BASED ON PUBLICLY AVAILABLE DATA.
3. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.




KEY PLAN

Copyright © 2023 Ennead Architects, LLP

# 455 First Avenue

Innovation East
Life Sciences

**Special Permit Drawings**
NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal

REGISTERED ARCHITECT
DON WEINREICH
020717
STATE OF NEW YORK

Key Plan

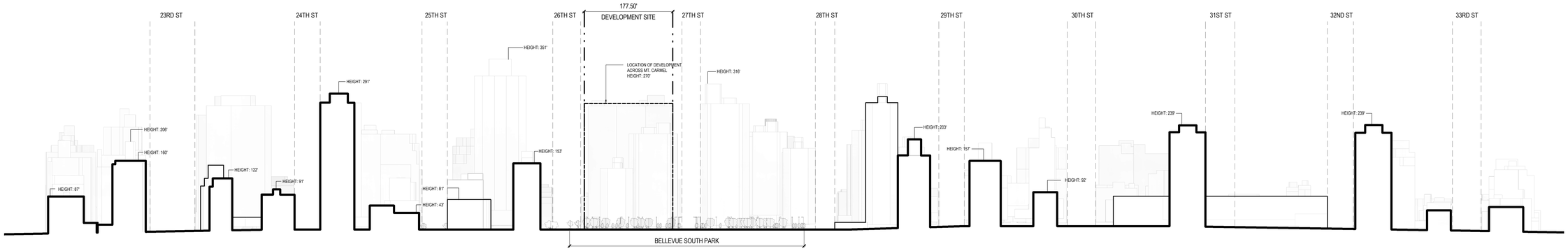
| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

Date: 5/2/2024
Project Number: 2314
Scale: As indicated

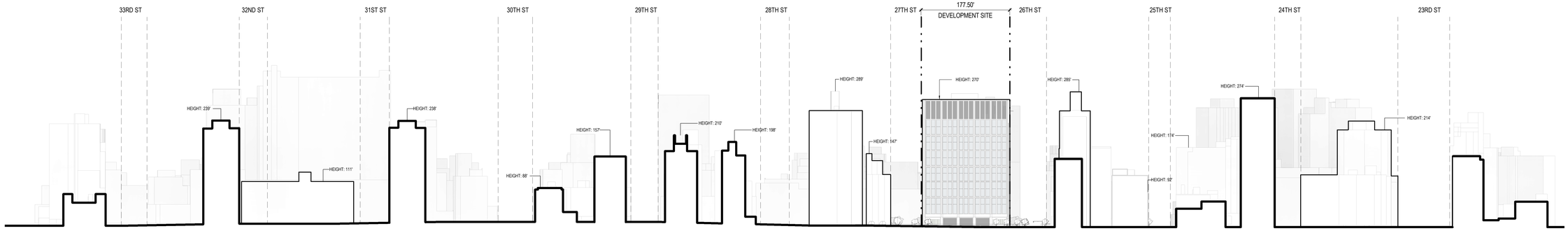
Sheet Title
NEIGHBORHOOD ELEVATIONS

Sheet No.
Z-015.00

6/13/2024 3:50:30 PM Autodesk Docs://2314_455 1st Ave/2314_A-455 1st Ave_ ULURP.rvt



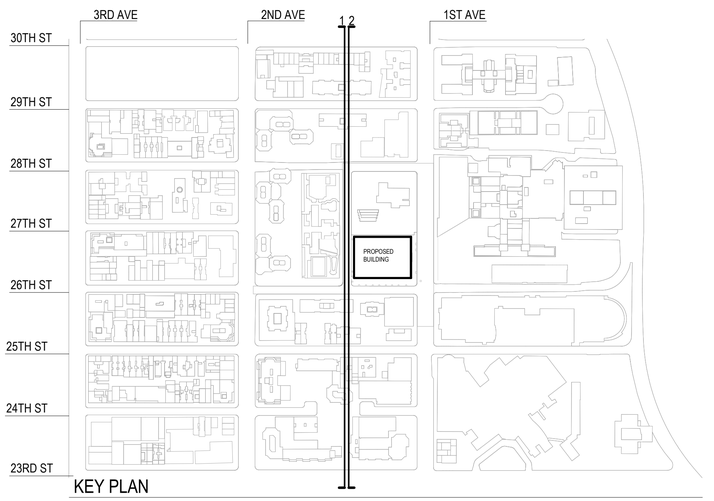

1 MT. CARMEL PL - LOOKING WEST
1" = 100'-0"




2 MT. CARMEL PL - LOOKING EAST
1" = 100'-0"

**ELEVATION NOTES**

1. ALL BUILDING HEIGHTS AND ELEVATIONS ARE MEASURED FROM THE AVERAGE CURB. BUILDING HEIGHTS OF SURROUNDING PROPERTIES ARE ESTIMATED BASED ON PUBLICLY AVAILABLE DATA.
2. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTY(IES) IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS BASED ON PUBLICLY AVAILABLE DATA.
3. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.




KEY PLAN

Copyright © 2023 Ennead Architects, LLP

# 455 First Avenue

Innovation East
Life Sciences

## Special Permit Drawings

NOT FOR CONSTRUCTION

**OWNER**
455 FIRST AVENUE ASSOCIATES, LLC

**ARCHITECT**
ENNEAD ARCHITECTS, LLP
1 World Trade Center, 40th FL
New York, NY 10007
212.807.7171 tel
www.ennead.com

Seal

REGISTERED ARCHITECT
DON WEINREICH
020717
STATE OF NEW YORK

Key Plan

| No. | Issue Name | Date |
|---|---|---|
| 1 | FILED LAND USE APPLICATION 2 | 6/14/2024 |
| 0 | FILED LAND USE APPLICATION | 5/2/2024 |

Date: 5/2/2024
Project Number: 2314
Scale: As indicated

Sheet Title
NEIGHBORHOOD ELEVATIONS

Sheet No.
Z-016.00